(1)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240547720

Karen Johnson Davidson County
Batch # 1166312 DEEDWARR
08/05/2024 09:56:55 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20240805-0059250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2024.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb. 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mellow 2ND LLC 22449 Lake Seneca Rd Eustis, FL 32736	New Owner	Tax Parcel ID No. 104-01-0-005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mackenzie T. LaRoe and Eric H. Kinny, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mellow 2ND LLC, a Florida limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Second Revised Valley View Subdivision, Section One, of record in Plat Book 2331, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mackenzie T. LaRoe, a single woman, and Eric H. Kinny, a single man, as joint tenants with right of survivorship by Warranty Deed from Robert Kinny, Jr. and wife Jessamine kinny of record in Instrument No. 20141010-0094161 Register's Office for Davidson County, Tennessee, dated October 09, 2014 and recorded on October 10, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 113, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2446, Page 116 as amended in Book 2487, page 19, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3812 Lookout Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2024.

Mackenzie T. LaRoe

Eric H. Kinny

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mackenzie T. LaRoe and Eric H. Kinny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
Feb. 28, 2026